







Merwell Road

Flixton

M41 6PR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

100 Merwell Road
Flixton
Trafford
M41 6PR

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Offers Over £325,000

A WELL PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED ON A PEACEFUL AND TRANQUIL CUL-DE-SAC SETTING Open aspect to the rear overlooking Dutton's Pond. Through lounge/dining room opening to conservatory. Extended breakfast kitchen. At first floor level there are three bedrooms and a bathroom. Off road parking to the front and enclosed rear garden with raised decking area. Suitable for a variety of purchasers. Approx 789 sq ft. Freehold. Within easy reach of Flixton Village, train station and with good access to motorway network. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to the first floor rooms. Radiator. Laminate flooring.

Through Lounge/Dining Room
With a double glazed bay window to the front elevation and double glazed sliding doors to the rear leading into the conservatory. Ceiling fan. Two radiators. A coal effect fire is set within a feature fireplace.

Conservatory
Built on at the rear of the property with tiled flooring and double glazed sliding door with adjacent side window leading out to the rear decking.

Extended Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl ceramic sink unit. Built in oven and grill and electric hob with extractor canopy above. Tiled splashbacks. Plumbing for a washer. Radiator. Laminate flooring. Double glazed windows to three elevations and exit door to the side elevation. Understairs storage/pantry off.

TO THE FIRST FLOOR

Landing
With a double glazed window to the side.

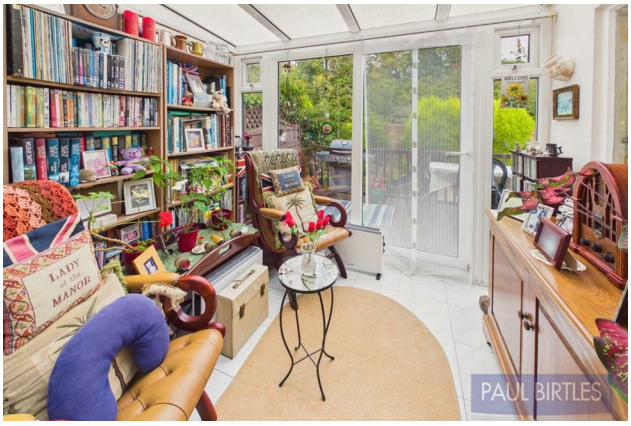
Bedroom (1)
With a double glazed bay window to the front. Radiator.

Bedroom (2)
With a double glazed window to the rear. Radiator.

Bedroom (3)
With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

Bathroom
With a suite comprising panelled bath, Vanity wash hand basin and low level WC. Double glazed window to the front. Radiator. Laminate flooring. Cupboard off where the Worcester gas central heating boiler is located. Tiled areas.

Outside
To the front of the the property is an off road parking facility. To the rear is an enclosed garden with raised decking, artificial grass and decorative stone areas. Summer house/store with power.


LADY
OF THE
MANOR
PAUL BIRTLES


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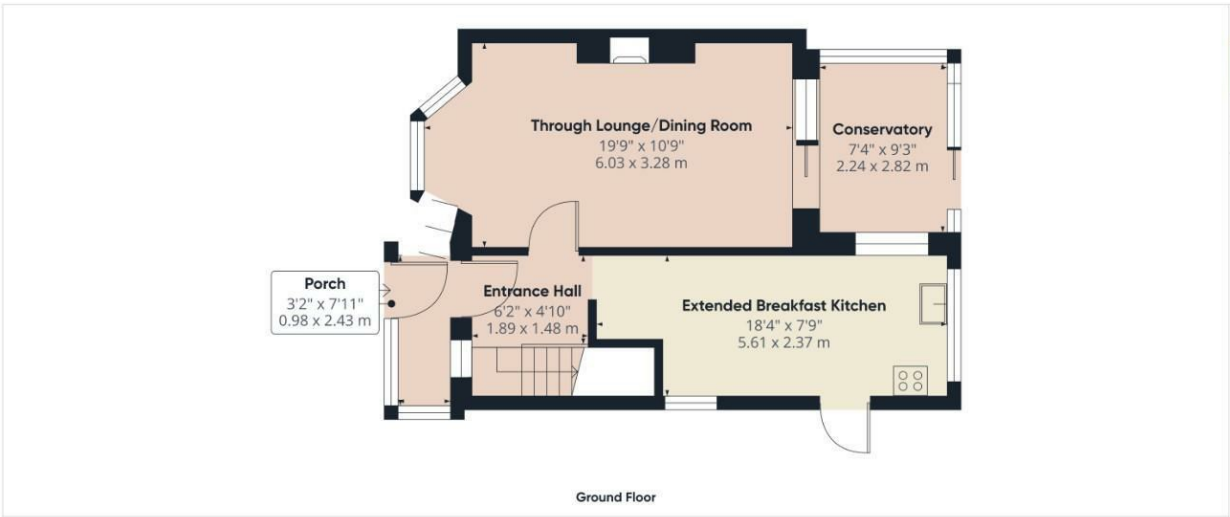

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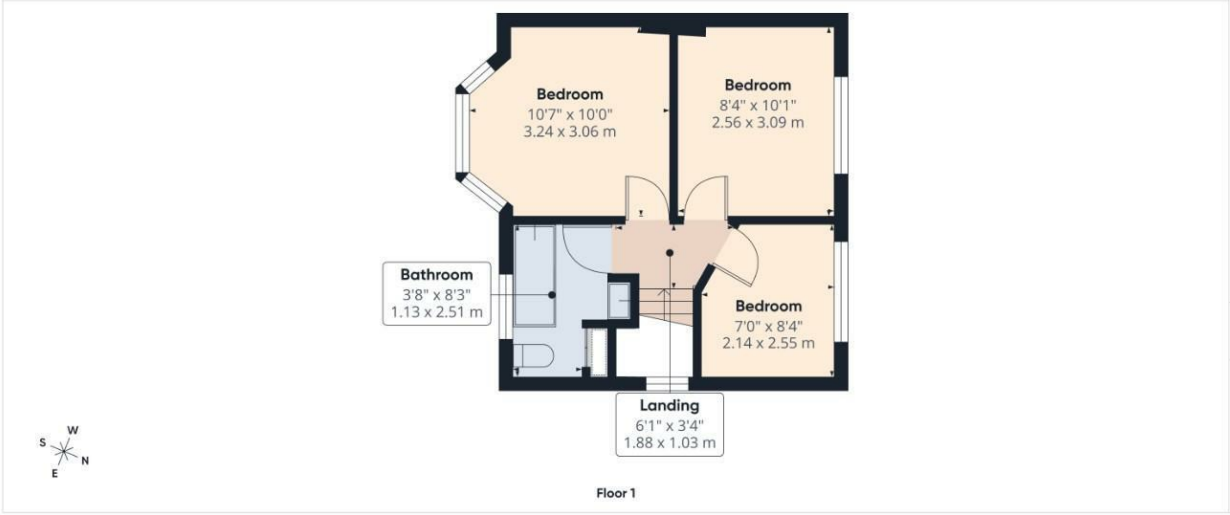

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VOGUE
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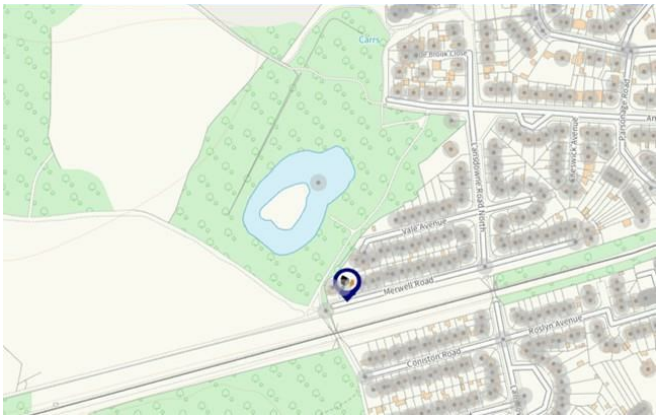
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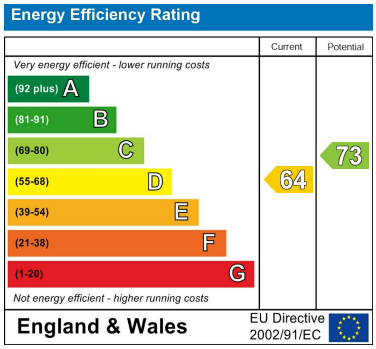
Approximate total area(1)
789 ft²
73.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

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